



City of El Paso – City Plan Commission Staff Report

Case No: SUSU17-00077 Darrington Eastlake Commercial Unit Three
Application Type: Major Combination
CPC Hearing Date: November 16, 2017
Staff Planner: Rocio Alvarado, (915) 212-1612, alvaradorp@elpasotexas.gov
Location: North of Eastlake & West of Darrington

Acreage: 23.63
Rep District: N/A
Existing Use: Vacant
Existing Zoning: ETJ (Extraterritorial Jurisdiction)
Proposed Zoning: ETJ (Extraterritorial Jurisdiction)

Nearest Park: Park proposed within adjacent subdivision
Nearest School: Horizon Height Elementary (.35 miles)
Park Fees Required: N/A
Impact Fee Area: N/A

Property Owners: Hunt Communities Development Co. II, LLC
People of The State of Texas
Applicant: Hunt Communities Development Co. II, LLC
People of The State of Texas
Representative: CEA Group

SURROUNDING ZONING AND LAND USE

North: ETJ (Extraterritorial Jurisdiction)/ Vacant
South: ETJ (Extraterritorial Jurisdiction)/ Shopping center & school
East: ETJ (Extraterritorial Jurisdiction)/ Residential development
West: ETJ (Extraterritorial Jurisdiction)/ Vacant

PLAN EL PASO DESIGNATION: G4, Suburban (Walkable)

APPLICATION DESCRIPTION

The applicant proposes to subdivide 23.63 acres of vacant land in the city's extraterritorial jurisdiction into one commercial lot, a drainage pond and two local residential right-of-way. Access to the subdivision is proposed from Eastlake Boulevard and Darrington Road. This subdivision is being reviewed under the current subdivision code.

Additionally, the applicant is dedicating .792 acres of additional right-of-way along Darrington Road and .012 acres along Eastlake Boulevard to satisfy the 2013 El Paso County Comprehensive Mobility Plan.

EXCEPTIONS/MODIFICATIONS REQUESTED

The applicant is requesting the following alternative designs pursuant to Chapter 19.26:

- To allow a 55' wide ROW, which includes 32' of pavement, 5' landscape parkway and an 8' hike and bike on one side of the street along Blingwood Street. With this alterantive design the applicant is proposing a higher Development standards.

DEVELOPMENT COORDINATING COMMITTEE

The Development Coordinating Committee recommends **approval** of Darrington Eastlake Commercial Unit Three.

Planning & Inspections Department- Planning Division

Staff recommends **approval** of Darrington Eastlake Commercial Unit Three.

El Paso County

For this particular plat, the County has no objection to the proposed street cross-sections. A variance for the ROW width on this property was approved a few years ago.

Planning and Inspections Department - Land Development

We have reviewed subject plats and recommend Approval.

The Developer/Engineer shall address the following comments.

1. No objections to proposed subdivision plat.

Capital Improvement Department- Parks and Recreation

We have reviewed **Darrington Eastlake Commercial #3**, a major combination plat map, and on behalf of CID Parks Planning Division we offer Applicant / Engineer the following comments:

Please note that per Plat Notes & Restrictions this is a Non-residential subdivision composed of one (1) **23.38 Acre** Commercial lot; Per City Standards a total of **\$23,380.00** would have been required in "Park Fees" however

This subdivision is located with-in the City of El Paso Extra Territorial Jurisdiction (ETJ) area but not with-in the areas of potential annexation by the City, therefore meeting the requirements to be excluded from the calculation for "Parkland / fees" as **IT IS NOT** identified on the official map as described per ordinance Title 19 – Subdivision & Development Plats.

El Paso Water

The El Paso Water (EPWater) does not object to this request.

The proposed subdivision is located within the East El Paso Extraterritorial Jurisdiction (ETJ). Property is located within the Horizon Regional MUD service area.

Street and Maintenance Department

I have reviewed the proposed subdivision plats for Darrington Eastlake Commercial Unit Three. Below you will find my comments:

- The applicant is proposing a 55' ROW cross-section that includes a 8' hike/bike path. The DSC's require a 10' hike/bike. This cross-section appears to be for a local street. As such the proposed cross-section exceeds the minimum width requirements for a local ROW.

Central Appraisal District

Change Block 64 to Block 2.

Change Block 58, Lot 6 to Block 3, Lot 1.

Sun Metro

No comments received.

El Paso Electric Company

No comments received.

El Paso County 911 District

No comments received.

Fire Department

No comments received.

Additional Requirements and General Comments:

1. Submit to the Planning and Inspections Department – Planning Division the following prior to recording of the subdivision.
 - a. Current certified tax certificate(s)
 - b. Current proof of ownership
 - c. Release of access document, if applicable
 - d. Set of restrictive covenants, if applicable
2. Every subdivision shall provide for postal delivery service. The subdivider shall coordinate the installation and construction with the United States Postal Service in determining the type of delivery service for the proposed subdivision. In all cases, the type and location of delivery service shall be subject to the approval of the United States Postal Service.

Attachments

1. Location map
2. Aerial map
3. Preliminary plat
4. Final plat
5. Exception request
6. Application

ATTACHMENT 1

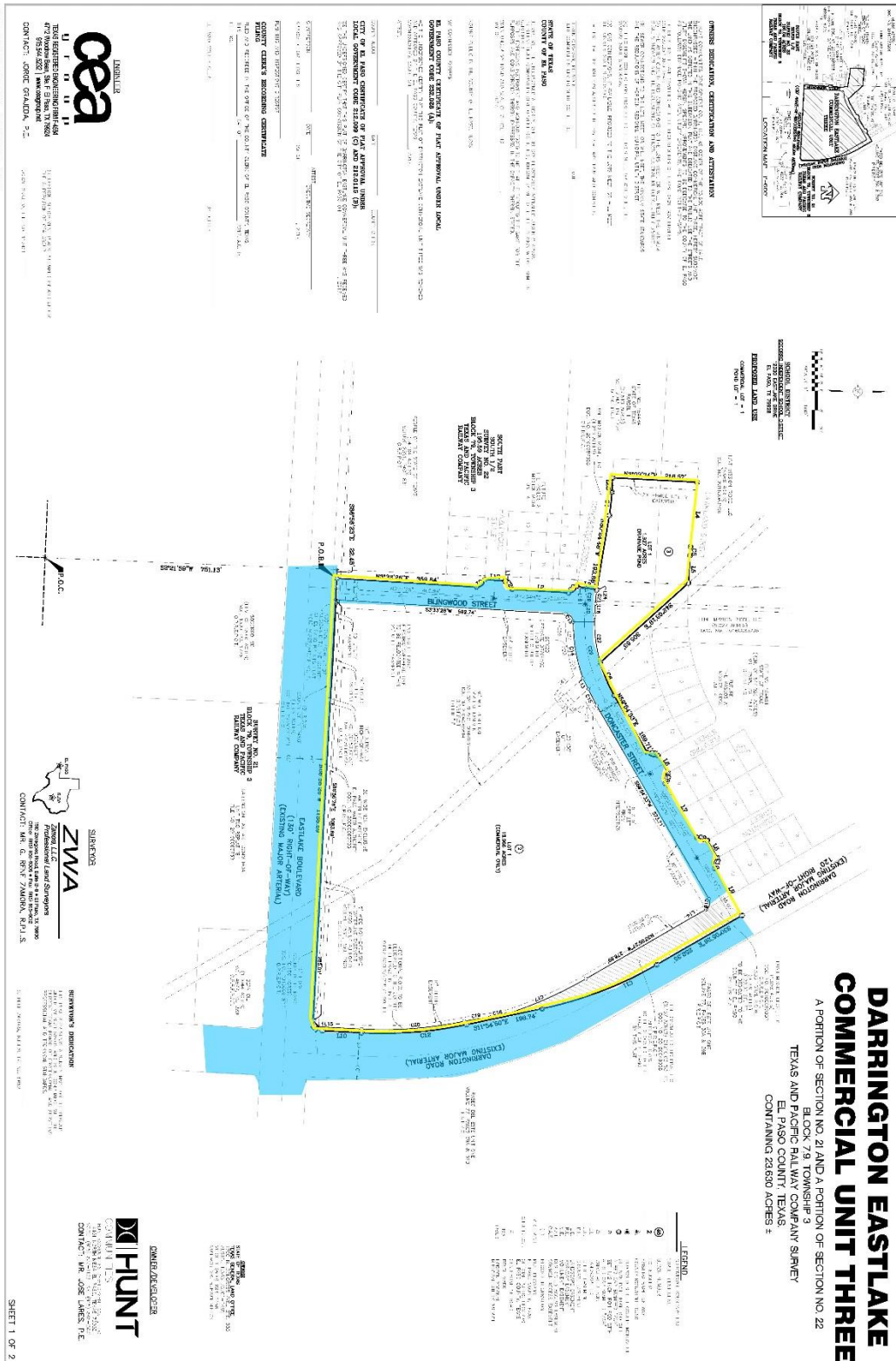
DARRINGTON EASTLAKE COMMERCIAL UNIT THREE



ATTACHMENT 2

DARRINGTON EASTLAKE COMMERCIAL UNIT THREE





ATTACHMENT 5



Casner Center @ Transmountain
4712 Woodrow Bean, Ste. F
El Paso, TX 79924
Office: 915.544.5232
Fax: 915.544.5233
web: www.ceagroup.net

October 2, 2017

City of El Paso-Planning & Inspections Development
801 Texas Ave.
El Paso, Texas 79901

Attention: Ms. Brenda R. Cantu,
Planner

Reference: Darrington Eastlake Commercial Unit Three, Major Combination Plat –
Modification Letter

Dear Ms. Cantu:

On behalf of the Developer for the above referenced development, we are requesting modification to the subdivision regulations. The modification will include the following adjustment:

Modification No. 1: 55-foot Roadway Section

This modification shall consist of a 55 foot roadway cross-section with 2- 16 foot paved driving lanes with 6-inch curb and gutter on both sides of the roadway, 2- 5 foot parkways abutting the curb, 1- 5 foot concrete sidewalk and 1 – 8 foot asphalt hike & bike section.

If you have any questions regarding this issue, please do not hesitate to call me at office number 915.544.5232. We thank you for your cooperation on this issue and look forward to your favorable consideration to our request.

Sincerely,
CEA Group

A handwritten signature in blue ink, appearing to read 'JG', is written over the typed name.

Jorge Grajeda, P.E.
Project Manager

I-2090-014Id.cep_modificationletter_10-2-17

Cc: Mr. Jose Lares, P.E., Hunt Companies, LLC

engineers • architects • planners

ATTACHMENT 6



CITY PLAN COMMISSION APPLICATION FOR MAJOR PRELIMINARY SUBDIVISION APPROVAL

DATE: 8/16/2017 FILE NO. _____

SUBDIVISION NAME: Darrington Eastlake Commerical Unit Three

1. Legal description for the area included on this plat (Tract, Block, Grant, etc.)
A Portion of Section No.22 and a Portion of Section No.22, Block 7,9, Township 3 Texas and Pacific Railway Company Survey El Paso County, Texas Containing 23.382 Acres.
2. Property Land Uses:

	<u>ACRES</u>	<u>SITES</u>		<u>ACRES</u>	<u>SITES</u>
Single-family	_____	_____	Office	_____	_____
Duplex	_____	_____	Street & Alley	<u>2.760</u>	<u>2</u>
Apartment	_____	_____	Ponding & Drainage	_____	_____
Mobile Home	_____	_____	Institutional	<u>1.927</u>	<u>1</u>
P.U.D.	_____	_____	Other (specify below)	_____	_____
Park	_____	_____		_____	_____
School	_____	_____		_____	_____
Commercial	<u>18.943</u>	<u>1</u>	Total No. Sites	_____	<u>4</u>
Industrial	_____	_____	Total (Gross) Acreage	<u>23.630</u>	_____
3. What is existing zoning of the above described property? ETJ Proposed zoning? ETJ
4. Will the residential sites, as proposed, permit development in full compliance with all zoning requirements of the existing residential zone(s)? Yes X No _____
5. What type of utility easements are proposed: Underground _____ Overhead _____ Combination of Both X
6. What type of drainage is proposed? (If applicable, list more than one)
Surface flow to proposed storm sewer infrastructure that will ultimately discharge into a proposed on-site pond.
7. Are special public improvements proposed in connection with development? Yes _____ No X
8. Is a modification or exception of any portion of the Subdivision Ordinance proposed? Yes X No _____
If answer is "Yes", please explain the nature of the modification or exception
Modification request on a 55' right-of-way with 5' parkway, 8' hike/bike & 32' pavement.
9. Remarks and/or explanation of special circumstances: _____
10. Improvement Plans submitted? Yes X No _____
11. Will the proposed subdivision require the city to review and decide whether this application is subject to the standards in effect prior to the effective date of the current applicable standards? Yes _____ No X
If yes, please submit a vested rights petition in accordance with Title I (General Provisions) Chapter 1.04 - Vested Rights

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 541-4024

12.	Owner of record	People of The State of Texas Hunt Communities Development Co. II, LLC	1700 N. Congress Ave., Ste. 935, Austin Texas 4401 North Mesa 79802	1-800-998-4458 915-533-1122
		(Name & Address)	(Zip)	(Phone)
13.	Developer	Hunt Communities Development Co. II, LLC	4401 North Mesa 79802	915-533-1122
		(Name & Address)	(Zip)	(Phone)
14.	Engineer	CEA Group	4712 Woodrow Bean, Ste. F 79924	915-544-5232
		(Name & Address)	(Zip)	(Phone)

**Effective September 1, 2014, a 3% Technology fee has been added to all Planning application fees.*

OWNER SIGNATURE:

Burton Minton

REPRESENTATIVE:

[Signature]

NOTE: SUBMITTAL OF AN APPLICATION DOES NOT CONSTITUTE ACCEPTANCE FOR PROCESSING UNTIL THE PLANNING DEPARTMENT REVIEWS THE APPLICATION FOR ACCURACY AND COMPLETENESS.

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085

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REPRESENTATIVE:

City Development Department
811 Texas | P.O. Box 1890 | El Paso, Texas 79950-1890 | (915) 212-0085